

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Karimnagar Municipal Corporation – Change of land use from Residential use to Commercial use to an area of 1858.73 Sq. Mtrs. in S.No.1283 situated at Jyothinagar, Karimnagar - Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O. Ms. No. 202

Dated: 11/05/2012.
Read the following:

1. G.O.Ms.No.760 MA., dated:22-09-1982.
2. From the Director of Town & Country Planning, Hyderabad Letter Roc.No.6423/2011/W, dt:27-07-11.
3. Govt. Memo. No. 19687/H1/2011-1, dt. 01.10.2011.
4. Commissioner of Printing, A.P., Extraordinary Gazette No. 577, Part-I, dt. 10.10.2011.
5. From the Director of Town & Country Planning, Hyderabad Letters dated 26.11.2011 and 23.04.2012.

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ORDER:

The draft variation to the Karimnagar General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 760 MA., dated 22.09.1982, was issued in Government Memo No. 19687/H1/2011-1, Municipal Administration and Urban Development Department, dt. 01.10.2011 and published in the Extraordinary issue of A.P. Gazette No. 577, Part-I, dated 10.10.2011. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt. 27.07.2011 has stated that the Commissioner, Karimnagar Municipal Corporation has informed that the applicant has paid an amount of Rs. 55,045/- (Rupees fifty five thousand and forty five only), Rs. 1,835/- (Rupees one thousand eight hundred and thirty five only) towards conversion charges and also paid balance amount of Rs. 719/- (Rupees seven hundred and nineteen only) towards development charges as per G.O.Ms. No. 158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationary and Stores Purchase,
Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Warangal.
The Commissioner, Karimnagar Municipal Corporation, Karimnagar.

Copy to:

The individual through the Commissioner, Karimnagar Municipal Corporation, Karimnagar.
The District Collector, Karimnagar District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub-section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Karimnagar Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 577, Part-I, dated 10.10.2011, as required by clause (b) of the said section.

VARIATION

The site in Sy.No.1283 Situated at Jyothinagar (Chaitanapuri) Karimnagar town to an extent of 1858.73 Sq. Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Karimnagar sanctioned in G.O.Ms.No.760 MA., dated:22-09-1982, is designated for Commercial use by variation of change of land use as marked "A,B,C,D" as shown in the revised part proposed land use map GTP No. 7/2011/W, which is available in Municipal Office, Karimnagar Town, since the proposed site is abutting 100' wide road and surrounded by Commercial activities and as the Municipality in their Council Resolution No. 02, dated 27.06.2011 has recommended for the conversion, **subject to the following conditions:**

1. The applicant shall handover road affected portion to an area of 92.65 Sq.Mtrs (60.96X 1.52m) due to widening of existing 40'-0" to 50'-0" wide as per the Master Plan towards Eastern side to the Municipal Corporation at free of cost through Registered Gift Deed.
2. The applicant shall take necessary prior approval from the competent authority before commencing development work.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 100'-0" wide Master Plan road leading from Karimnagar to Jagityal.

East : Existing 40'-0" wide road to be widened to 50'-0" wide as per Master Plan.

South : Existing 30'-0" wide road.

West : House of others.

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SECTION OFFICER